



TOWN OF BROOKFIELD ZONING COMMISSION

#201500050

APPLICATION FOR ZONE OR REGULATION CHANGE

Applicant:

Zoning Commission _____
Brookfield Town Hall _____
Brookfield, CT 06804 _____
Phone #: 203-775-7316 _____
Contact Person: Ryan Blessey _____
Phone #: 203-775-7316 _____

Land Owner of Record: (if for specific parcel)

_____ _____
_____ _____
Phone #: _____
Contact Person: _____
Phone #: _____

Regulation Change:

A. The current Section Numbers are: 242-202 & 242-501.

Currently, there is no definition, nor use in the Table of Permitted Uses concerning breweries, brewpubs, etc.

B. The proposed text is:

Section 242-202:

Brewery – a facility where beer can be manufactured, stored, bottled and sold at wholesale or at retail in sealed containers for consumption off premises or offered for on the premises tastings.

Brewpub/restaurant – a facility where beer can be manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises or sold to be consumed on the premises in a room that is ancillary to the production of beer, with or without the sale of food.

Section 242-501: Table of Permitted Uses – Industrial and Commercial Districts:

PERMITTED USE:	IR80 SE	IR80N	IL80	ILC80 SE	IRC 80/40	RC 41	RS 40	TCD
Manufacturing/Production: includes, but not necessarily limited to: raw material processing, fabrication, stamping, extruding, assembly, testing & finishing of the following commodities:								
Casting, concrete only			80		80			
Instruments, scientific, medical, musical	80R	80R	80R	80R	80R			
Machinery & tools	80R	80R	80R	80R	80R			
Products/Supplies/Equipment:								
Automotive	80R	80R	80R	80R	80R			
Beer (brewery or brewpub)	40	40	40	40	40			10
Building Materials	80R	80R	80R	80R	80R			
Chemical Compounds, non-hazardous	80R	80R	80R	80R	80R			
Pharmaceuticals, non hazardous materials	80R	80R	80R	80R	80R			
Electronic	80R	80R	80R	80R	80R			
Food, Candy	80R	80R	80R	80R	80R			
Hardware	80R	80R	80R	80R	80R			
Household	80R	80R	80R	80R	80R			
Marine	80R	80R	80R	80R	80R			
Office/Business	80R	80R	80R	80R	80R			
Optical	80R	80R	80R	80R	80R			
Sporting Goods	80R	80R	80R	80R	80R			
Textile	80R	80R	80R	80R	80R			

PERMITTED USE:	IR80 SE	IR80N	IL80	ILC80 SE	IRC 80/40	RC 41	RS 40	TCD
Research Laboratories:								
Note: Requires HAZMAT control plan	80	80	80	80	80			
Restaurants & Taverns:								
Cocktail Lounges/Cabarets				40C	40C			10
Diners/Coffee Shops			80C	40C	40C	40C		10
Drive-Thru Restaurants				40C	40C	40C		
Full Service -tables, liquor, takeout			40C	40C	40C	40C	40C	10
Taverns, Brewpub with food			40	40	40	40		10

C. **Rationale for the requested change is:** There is currently no definition nor use that describes a brewery or brewpub and it does not appear in the Table of Permitted Uses.

Signature and Representation:

I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, Section 8-3 of the Connecticut General Statutes.

Applicant's Signature: Ryan Blessey / dwd